

Easton Historic District Commission
Easton, Maryland
November 23, 2009

Members Present: Roger Bollman, Chairman, Kurt Herrmann, Mac Brittingham, John Sener, Mark Beck, Joyce DeLaurentis, and Lena Gill.

Absent:

Mr. Bollman called the meeting to order at 6:00 p.m.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- *Introduction of the application by the presiding officer*
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*
- *The applicant may withdrawn the application at any time up to when the vote is taken*

A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

The agenda for the evening was accepted.

74-2009 407 North St. Eddie Moore, Contractor; Mr/Mrs Bedell, Owners.

This application covers a proposed addition on the rear of the 1860 building. It was the feeling of the Commission that the proposed addition would detract from the building and be inappropriate. After discussion, the owners **withdrew** the application.

The owners may consider different addition forms and may ask to be on a future agenda for discussions.

78-2009 304 S. Hanson St. Tim and Patti Godlee, Owners.

This application covers an addition to the rear of the building for a screened porch and family room extension. It is shown on Shaffer drawing dated September 2009.

It was agreed that details would be added to the drawing that are necessary for the application to be complete. These details include:

- Dimensions on the elevations
- Details on the south entrance stairs (to utility room)
- Notation on the origin of the relocated north side window
- Notation on the proposed siding (Hardiplank or aluminum)
- Details on the metal roof proposed (1" rib height desired) and cut sheet
- Notation on the foundation treatment (parged)
- Trim details (wood)
- Notation on chimney material (brick)
- Screen door details

It was also agreed that a notice of the continued hearing of this application will be posted prominently on the front of the building or property so that it can be seen by the public.

This application should be included on the 12/14/09 agenda.

Tabled because the application is incomplete – Motion by Brittingham, passed 7-0.

75-2009 221 S. Hanson St. Roger Bollman, Owner.

Roger Bollman recused himself from this application. It covers replacing the existing cracked concrete apron in front of the garage and the pea gravel parking area beside it with a pervious paver system (approximately 690 sq. ft.).

This application complies with the Guidelines on pg 26, R4 and R6.

Approved as Submitted – Motion by Beck, passed 6-0.

76-2009 306 North St. Kurt Herrmann, Owner.

Kurt Herrmann recused himself from this application. It covers a 7' x 7' garden shed to be located on the rear of the property and shown on the included sketches and detail sheet.

The application is consistent with the Guidelines on pg 34, R2 & 5, and pg 35, NR3.

Approved as Submitted – Motion by Sener, passed 6-0.

Other Business

- A revision to the Administrative Rules of Procedure (Section 15- Economic Hardship) was approved 7-0.
- The Preservation Conference will be held in Easton on May 20 and 21. Assistance from the Commission with this conference may be needed.
- The need to determine the 2009 preservation awards was discussed.
- Members of the Commission were urged to refer to the new MAHDC (Maryland Association of Historic Districts) website at www.mahdc.org.

Submitted

Roger Bollman, Chairman

cc: Zach Smith.